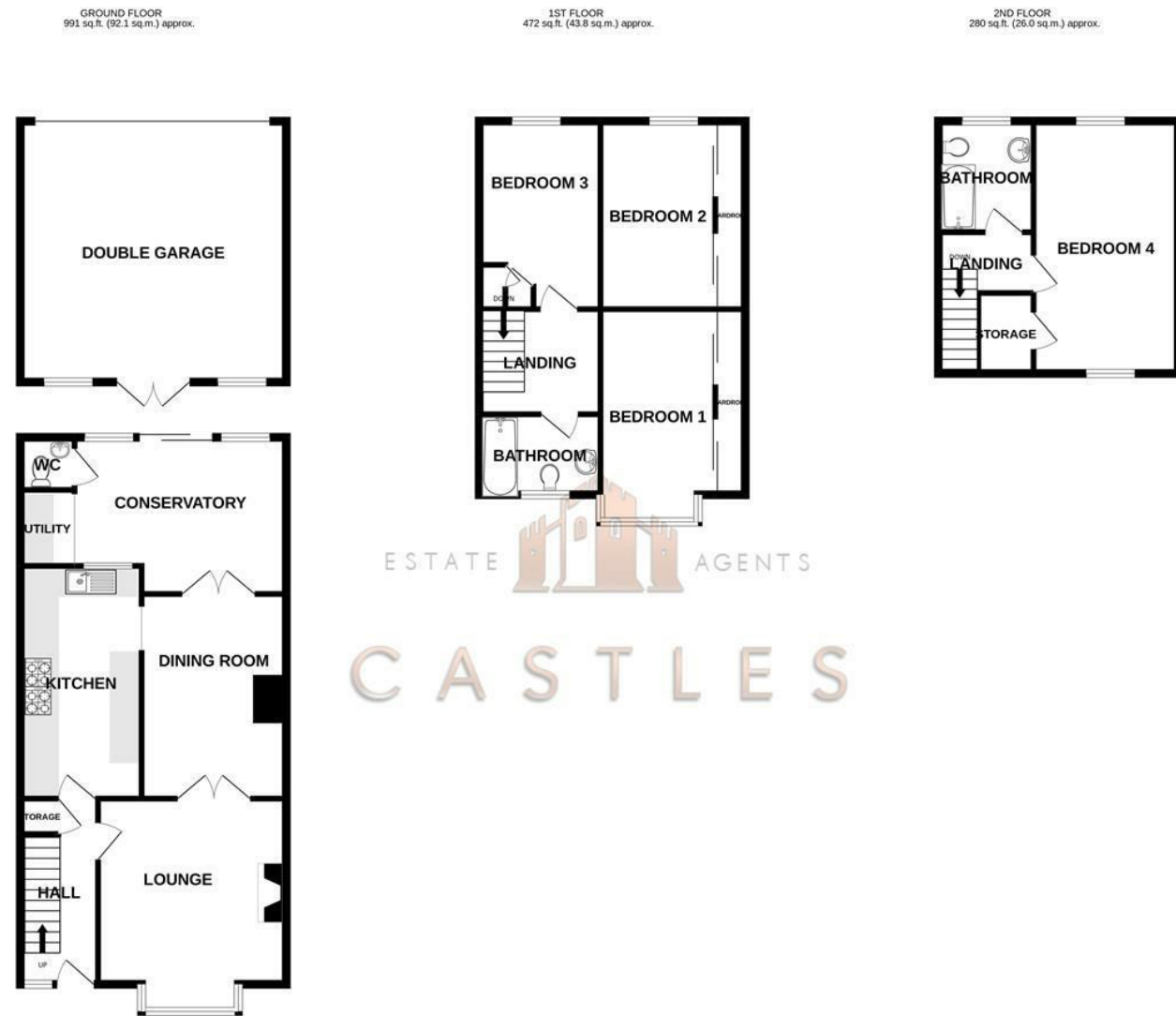


Floor Plan

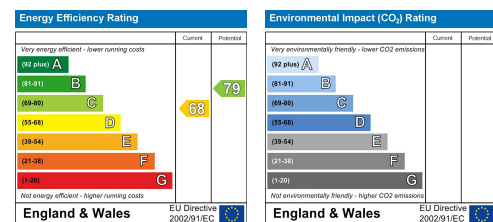


ESTATE AGENTS
CASTLES

TOTAL FLOOR AREA : 1743 sq.ft. (161.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



120 Mayfield Road
Portsmouth, PO2 0RH

****OPEN DAY EVENT - CALL SEAN OR GARY TO BOOK YOUR APPOINTMENT****

We are pleased to welcome to the market this four bedroom mid terrace character property with double garage to the rear in the popular location of Mayfield Road, Portsmouth.

This is a large family home and is very well presented throughout. The ground floor consists of a large lounge room with double doors opening into the dining room. This provides access in the kitchen and also the large conservatory across the rear. You will find a downstairs W/C and utility area in the conservatory also.

Moving up to the first floor there are three bedrooms, two of which are doubles both with built in wardrobes on offer. A family bathroom completes the first floor accommodation.

Moving up to the second floor in the converted loft now offers a large fourth bedroom with en-suite bathroom.

Externally the property has a south facing garden with access round the rear into the double garage providing off road parking which for this area is a huge bonus.

For more information or to arrange a viewing please call Castles today.

Offers over £350,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899

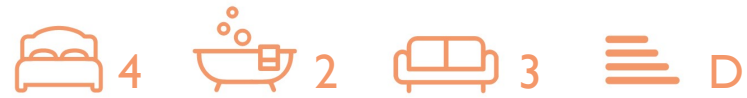


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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

120 Mayfield Road

Portsmouth, PO2 0RH



- FOUR BEDROOMS
- DOUBLE GARAGE TO REAR
- LARGE FAMILY HOME
- LOFT CONVERSION
- TWO BATHROOMS
- PERIOD FEATURES
- SOUTH FACING GARDEN
- POPULAR LOCATION

ENTRANCE HALLWAY

12'5" x 5'2" (3.8 x 1.6)

LOUNGE

14'5" x 12'9" (4.4 x 3.9)

DINING ROOM

13'9" x 9'10" (4.2 x 3.0)

KITCHEN

15'5" x 8'6" (4.7 x 2.6)

CONSERVATORY

15'5" x 10'9" (4.7 x 3.3)

UTILITY

4'11" x 2'11" (1.5 x 0.9)

DOWNSTAIRS W/C

3'3" x 3'3" (1.0 x 1.0)

BEDROOM ONE

11'9" x 8'2" (3.6 x 2.5)

BEDROOM TWO

12'9" x 9'2" (3.9 x 2.8)

BEDROOM THREE

12'5" x 7'10" (3.8 x 2.4)

BATHROOM

8'2" x 5'2" (2.5 x 1.6)

BEDROOM FOUR

17'0" x 9'10" (5.2 x 3.0)

EN-SUITE BATHROOM

7'6" x 5'6" (2.3 x 1.7)

DOUBLE GARAGE

18'8" x 17'8" (5.7 x 5.4)

Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put

you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

